

North Village - Charleston Place

Number of Units **29**
 Percentage of Increase/Decrease **4%**

\$315.12 2020 Monthly Assessment
\$317.82 2021 Monthly Assessment
\$348.07 2022 Monthly Assessment
\$363.30 2023 Proposed Monthly Assessment

\$ Inc.:

\$15.23

Description	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Revenue	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	
Association Dues	\$ 110,487.00	\$ 121,129.00	\$ 121,129.00	\$ 126,428.50	
Collection Fee Revenue/Misc.	\$ 115.00	\$ -	\$ 804.02	\$ -	
Total Revenue:	\$ 110,602.00	\$ 121,129.00	\$ 121,933.02	\$ 126,428.50	
LESS: Bad Debt Expense	\$ 262.00	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 59,497.00	\$ 62,700.00	\$ 60,700.00	\$ 61,000.00	
Total Transfers between Funds:	\$ 59,759.00	\$ 62,700.00	\$ 60,700.00	\$ 61,000.00	

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Landscape Contract	\$ 31,575.00	\$ 32,519.00	\$ 32,519.00	\$ 35,000.00	Prices will likely raise w/new contract
Landscape (Not in contract)	\$ 265.00	\$ -	\$ 111.43	\$ 6,160.00	Mulch is not included in the current contract - will include in new one but recommend maintaining the amount to cover increase contract cost
Irrigation Repair	\$ 680.00	\$ 1,800.00	\$ 620.00	\$ 1,800.00	
Termite Bond	\$ 2,636.00	\$ 3,355.00	\$ 3,355.00	\$ 3,355.00	Once a year
Power Washing	\$ 5,860.00	\$ 5,860.00	\$ 5,860.00	\$ 5,860.00	Twice a year walkways and Driveways / Building 1x per year
General Maintenance	\$ 440.00	\$ 700.00	\$ 4,702.50	\$ 700.00	*Jan-May*
Gutter Repair	\$ -	\$ -	\$ -	\$ 782.00	
Gutter Cleaning	\$ 800.00	\$ 800.00	\$ 1,200.00	\$ 1,200.00	Once a year
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ 2,170.00	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ -	\$ -	\$ 750.00	\$ 350.00	
Water/Reclaimed/Sprinkler	\$ -	\$ 4,400.00	\$ 248.57	\$ 300.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 224.00	\$ 230.00	\$ 158.47	\$ 250.00	There have been some broken sprinklers impacting water usage
Administrative Fee (@\$325.50 per unit)	\$ 6,960.00	\$ 8,700.00	\$ 8,700.00	\$ 9,439.50	
Misc. - Coupon book @ \$8 per unit and M	\$ 142.00	\$ 65.00	\$ 208.00	\$ 232.00	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ -	
Legal Fees - Attorney	\$ 107,132.00	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
Total	\$ 156,714.00	\$ 58,429.00	\$ 60,602.97	\$ 65,428.50	
Net Income/Loss	\$ (105,871.00)	\$ -	\$ 630.05	\$ -	